

Ausbil Balanced Fund

APIR: AAP0101AU

Product Disclosure Statement dated 30 September 2023

This Product Disclosure Statement (**PDS**) is issued by Ausbil Investment Management Limited (ABN 26 076 316 473 AFSL 229722) (**Responsible Entity, Ausbil, Ausbil Investment Management, we**) as responsible entity of the Ausbil Balanced Fund (ARSN 089 996 949) (**Fund**).

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Important notes

This PDS is a summary of significant information about the Fund and contains a number of references to important information which is contained in the Additional Information Guide for the Fund. The Additional Information Guide forms part of the PDS and you should consider these documents together before making a decision about the Fund. The information provided in this PDS is general information only and does not take account of your personal financial situation or needs. You should obtain financial advice tailored to your personal circumstances. In addition you should read the Target Market Determination (**TMD**) in conjunction with the PDS to ensure the Fund aligns with your objectives, financial situation and needs.

The information in this PDS is current as at the issue date but may change from time to time. Where information that changes is not materially adverse to unitholders, we will update this information by publishing changes on www.ausbil.com.au. We will notify you if there is a materially adverse change to the information contained in this PDS. This PDS does not constitute an offer in any jurisdiction other than Australia or to any-one to whom it would not be lawful to make such an offer. For the purposes of this PDS a '**Business Day**' means any day other than a Saturday, Sunday or public holiday on which the banks in Sydney are generally open for business and all times are Sydney time. All figures in this PDS are quoted in Australian dollars and are current at the date of this PDS. A paper copy of the PDS, Additional Information Guide and any updated information will be provided free of charge on request by contacting the Responsible Entity. Neither we, nor any of Ausbil's related entities, guarantee the performance of the Fund, the repayment of capital, any particular rate of return or any particular taxation consequence of investing. Past performance is not a reliable indicator of future performance. Investment in the Fund is not a bank deposit or an investment in or other liability of Ausbil. No assurance is given that the Fund's projected asset allocations or stated objectives will be achieved or maintained at the levels disclosed in this PDS.

If you are a direct investor, all correspondence pertaining to your investment will be issued by us. If you have any queries regarding your investment you should contact us. If you are investing through an investor directed portfolio service (**IDPS**) or IDPS-like scheme (**Indirect Investors**), you may be subject to different conditions from those referred to in this PDS. Please contact your IDPS operator with any query.



1. About Ausbil Investment Management Limited

Ausbil, the Responsible Entity of the Fund, was established in April 1997 and is responsible for the administration, operation and management of the Fund and setting the Fund's investment policy and objectives. As Responsible Entity, Ausbil manages the investments of the Fund.

Ausbil manages Australian and international securities for major superannuation funds, institutional investors, master trust and retail clients as well as being the responsible entity of several registered managed investment schemes. Ausbil is owned by its employees and indirectly by New York Life Investment Management Holdings LLC (**New York Life Investments**), a wholly owned subsidiary of New York Life Insurance Company. New York Life Investments, through its multi-boutique investment structure, has a number of boutique affiliates including MacKay Shields, Candriam and Apogem Capital.

The Responsible Entity has the power to delegate certain duties in accordance with the Corporations Act 2001 (Cth) (**Corporations Act**) and the constitution of the Fund (**Constitution**). The Responsible Entity has appointed service providers to manage the register of unitholders (**Administrator**), custody of assets (**Custodian**) and investment administration services for the Fund. Subject to the relevant agreements, the Responsible Entity, at its discretion, may change these service providers from time to time and will notify unitholders when required by law.

2. How the Ausbil Balanced Fund works

The Fund is a registered managed investment scheme under the Corporations Act. This means your money is pooled together with monies from other unitholders. This pool is used to buy investments that are managed on behalf of all unitholders in the Fund.

When you invest in the Fund, you will be issued units in the Fund, rather than directly receiving an interest in the assets of the Fund. Your units will represent the value of your interest in the Fund. The number of units you will receive is dependent on the amount of money you invest and the unit price at the time of your application. You can increase the number of units you hold by reinvesting distributions or making an additional investment, or decrease the number of units you hold by making a withdrawal.


Certain rights are attached to units and these rights are exercisable by the person who owns them (referred to as **you, direct investor** or **unitholders** throughout this PDS).

Applications into the Fund

The minimum initial and additional investment amounts are \$20,000 and \$5,000, respectively. The Responsible Entity can vary or waive the minimum investment amounts at any time. Applications will be processed once the Administrator receives a valid application, completes the necessary verification checks and receives your application money in cleared funds. For more information on how to make investments, refer to section '8. How to apply' in this PDS.

Valid applications for units received by the Administrator before 2.30pm on any Business Day will be issued at the application price next calculated for that Business Day. Valid applications for units received by the Administrator after 2.30pm on any Business Day or on a non-Business Day will be issued at the application price calculated for the next Business Day.

Please visit www.ausbil.com.au for further information about making applications and/or additional investments.



You should also read section 8, 'How to apply' of this PDS and the important information in the Additional Information Guide about 'How the Fund works' and 'How to apply' before making a decision. Go to sections 2 and 11 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'How the Fund works' and 'How to apply' may change between the time when you read this PDS and the day when you acquire units.

Withdrawals from the Fund

The minimum withdrawal amount is \$5,000. You can request the withdrawal of all or part of your investment in the Fund by sending a completed Redemption Form, by email or mail, to the Administrator.

If your withdrawal request results in your remaining investment in the Fund falling below \$20,000, the Responsible Entity may require you to withdraw your entire balance. The Responsible Entity can vary or waive the minimum withdrawal amount or holding at any time.

Whilst the Fund is liquid, the Responsible Entity will generally pay redemptions within 5 Business Days after processing your request, although the Fund's Constitution permits 21 days from the time of redemption for the payment to be made.

In certain circumstances, such as when there is a freeze on withdrawals, you may not be able to withdraw your units within the usual period upon request.

Withdrawal proceeds will be paid directly into your nominated Australian bank account which must be in your name. Payment of withdrawal proceeds cannot be made to a third party.

Valid withdrawal requests received by the Administrator before 2.30 pm on any Business Day will be processed using the withdrawal price next calculated for that Business Day. Valid withdrawal requests received by the Administrator after 2.30 pm on any Business Day or on a non-Business Day will be processed at the withdrawal price calculated for the next Business Day.

The Redemption Form is available at www.ausbil.com.au.

Unit prices

The unit price is generally calculated each Business Day based on the net asset value (NAV) of the Fund divided by the number of units on issue in the Fund. The NAV of the Fund includes the assets (including income accumulated since the previous distribution) less any liabilities (including borrowings and expenses). Application and withdrawal unit prices are then calculated by applying a buy or sell spread to the NAV unit price. The buy-sell spread is an estimate of the costs of buying and selling the underlying assets of the Fund. For additional information on the buy-sell spread, refer to Section 6, 'Fees and costs'.

The unit price will change as the market value of assets in the Fund rises or falls.

Application and withdrawal unit prices for each Business Day are available at www.ausbil.com.au.

If the Responsible Entity receives an incomplete application or redemption request, the transaction request will not be processed until the Responsible Entity receives the correct documentation and will be processed using the unit price on the Business Day the Responsible Entity receives the correct documentation.

Distributions

The Fund generally determines distributions half-yearly (as at 31 December and 30 June), however there may be periods in which no distributions are made, or the Responsible Entity makes interim distributions. The Responsible Entity does not guarantee any particular level of distribution. Distributions are usually paid within 14 days after the end of the distribution period.

The distributions you receive are generally assessable income and can be made up of both income and realised capital gains. Distributions are generally calculated based on the distribution amount divided by the number of units on issue in the Fund. This gives a distributable income amount per unit. Your distribution entitlement is then determined by multiplying the number of units you hold by the distributable income amount per unit. An investor who invests during a distribution period may get back some of their capital as income.

Unless you instruct otherwise, you agree that your distribution entitlement will be reinvested. If you wish to change your distribution payment option please complete a Change of Details Form available at www.ausbil.com.au.

You should also read the important information in the Additional Information Guide about 'How the Fund works' and 'Additional information about distributions' before making a decision. Go to sections 2 and 4 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'How the Fund works' and 'Additional information about distributions' may change between the time when you read this PDS and the day when you acquire units.

3. Benefits of investing in the Ausbil Balanced Fund

Significant features

The Fund implements a medium term asset allocation strategy by investing in an actively managed diversified portfolio of securities across the Australian and global equities, fixed interest, property and alternative asset classes. The Fund has a higher weighting towards growth assets than defensive assets.

Please refer to Section 5 'How we invest your money' for more features and information on the Fund and its investments.

Significant benefits

Investing in the Fund offers a range of benefits, including:

- **Exposure to a diversified investment:** diversification across a broad range of asset classes.
- **Experienced team:** access to Ausbil's highly experienced investment management team with a proven track record.
- **Expertise:** access to the Australian investment expertise and knowledge of the Ausbil investment management professionals, who combine company level research with top down economic analysis resulting in a disciplined approach to portfolio construction.
- **Regular reporting:** direct investors can keep track of their investments through Ausbil's secure client website, www.ausbil.com.au. In addition direct investors will receive regular unitholder statements and an annual tax statement.

You should also read the important information in the Additional Information Guide about 'How we invest your money' before making a decision. Go to section 1 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'How we invest your money' may change between the time when you read this PDS and the day when you acquire units.

4. Risks of managed investment schemes

All investments carry risk. The likely investment return and the risk of losing money are different for each managed investment scheme. Different strategies may carry different levels of risk, depending on the assets that make up the strategy. Assets with the highest long term returns may also carry the highest level of short term risk.

There are significant risks associated with managed investment schemes generally. You should be aware that:

- the value of investments will vary;
- the level of returns will vary, and future returns may differ from past returns;
- returns are not guaranteed and investors may lose some of their money;
- laws affecting registered managed investment schemes may change in the future; and
- the level of risk for each person will vary depending on a range of factors including age, investment time frames, where other parts of the investor's wealth are invested and the investor's risk tolerance.

The key risks associated with the Fund are summarised below. Please refer to the Additional Information Guide for further risks associated with the Fund.

KEY RISK	DESCRIPTION OF RISK
Market risk	The risk that the market values of the assets in which the Fund invests will fluctuate as a result of factors such as economic conditions, government regulations, market sentiment, local and international political events and environmental and technological issues, each of which can lead to changes in prices and overall market volatility. The value of a security may be influenced by the condition of investment markets (eg domestic and international share markets and bond markets etc.), as well as the economic state of particular regions or the returns of other asset classes. Investment markets are impacted by broad factors such as economic conditions including interest rates, the availability of credit, political environment, investor sentiment, global markets and significant external events (eg natural disasters).
Security risk	The value of a security (ie a share in a company) may be affected by market sentiment and other factors that may impact the performance of the actual company. Investing in shares of a company will expose an investor to many of the risks to which the individual company is itself exposed. They include such factors as changes in management, actions of competitors and regulators in regard to the company and changes in technology and market trends. Share markets tend to move in cycles, and the individual share price of a security may fluctuate and underperform other investments over extended periods of time. Such risk is considered by Ausbil through its investment process and managed by maintaining a diversified portfolio of securities.
Liquidity risk	Securities purchased for the Fund may be liquid at the time of purchase and subsequently become illiquid due to, among other things, events relating to the company, market events, economic conditions, investor perceptions or lack of market participants. The lack of an active trading market may make it difficult to obtain an accurate price for a security. Liquidity risk may also refer to the risk that the Responsible Entity may not be able to pay redemption proceeds. Please see withdrawal risk set out in the Additional Information Guide.
Currency risk	The risk that the value of, or returns on, investments of the Fund will change due to movements in the exchange rate between the local currency and the Australian dollar. This risk can arise because the Fund holds securities domiciled outside Australia or securities denominated in currencies other than the Australian dollar, which are valued in currencies other than Australian dollars. A change in the value of these currencies relative to the Australian dollar can therefore affect the value of the investment. For example, a rise in the Australian dollar relative to other currencies may negatively impact the value of the investment. Conversely, a decline in the Australian dollar relative to other currencies may positively impact the value of the investment.

KEY RISK	DESCRIPTION OF RISK
International investment risk	Investing internationally carries additional risks. These include: <ul style="list-style-type: none"> • Differences between countries relating to accounting, auditing, financial reporting, taxation, government regulation, securities exchanges and transactional procedures; • Foreign markets may have different levels of liquidity, pricing availability, settlement and clearance procedures; • Actions of foreign governments, exchange controls, defaults on Government securities, political and social instability; • Exposure to currency risk; and • Non-resident withholding tax may be deducted from dividend payments made by companies registered overseas.
Credit risk	The risk that the issuer of the debt security is unable or unwilling to make interest and/or capital payments in full and/or on time, or may not meet other financial obligations. Also known as default risk. Causes of such a failure include an issuer encountering financial difficulties such as insolvency. Credit risk is generally considered to be lower with investment grade credit quality debt securities. Debt securities rated below investment grade credit quality generally have a higher risk of default.
Asset class risk	This is the risk associated with a particular asset class. For example, shares are generally more volatile than fixed interest investments, while investing in international shares adds additional risks because of currency movements, differing tax structures, and social, economic and political factors affecting a country or region.
Derivatives risk	A derivative is a financial instrument that is derived from another asset, security or index (underlying security). Derivatives can expose the Fund to risks such as market risk (the risk that the value of the derivative will fluctuate due to movement in the price of the underlying security), basis risk (the risk that the value of the derivative moves independently from the value of the underlying security), liquidity risk and credit risk.

You should also read the important information in the Additional Information Guide about 'Risks of managed investment schemes' before making a decision. Go to section 5 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'Risks of managed investment schemes' may change between the time when you read this PDS and the day when you acquire units.

5. How we invest your money

When considering an investment in the Fund you should consider the Fund's likely investment return, risk level, your personal circumstances and your investment timeframe. The Responsible Entity recommends you consult a financial adviser for assistance in determining whether the Fund is appropriate for you.

Investment objective

To achieve returns (before fees and taxes) in excess of the strategic benchmark allocation over the medium to long term whilst also providing moderate tax-effective income. There is no guarantee that this objective will be achieved.

Investment strategy

Ausbil's investment approach is to provide active management of the Fund in a consistent and risk controlled manner. The investment philosophy is formulated to add value through an active investment management which also incorporates quantitative inputs to reduce risk. We believe that value is derived from within particular asset classes which afford opportunities to outperform, whilst our asset allocation process takes a medium term, business cycle approach.

Suitability

The Fund is designed for investors who wish to benefit from the long-term capital gains available from investments and who are comfortable with fluctuations in capital value in the short to medium term.

Benchmark

The benchmark is created from a blend of specific indices based on the Fund's neutral exposure to various asset classes.

Investments

The Fund invests in a diversified portfolio of securities across the major asset classes.

ASSET CLASSES	RANGE
Australian equities	35% - 55%
International equities	20% - 30%
Direct and listed property	5% - 15%
Alternatives	0% - 10%
Australian fixed interest	0% - 35%
Cash	0% - 20%

Although the Fund's Constitution permits the use of borrowing cash, Ausbil does not intend to borrow cash on behalf of the Fund.

Ausbil may use derivatives to hedge the Fund's currency exposure back to the Australian dollar and to invest up to 10% in exchange traded derivatives primarily to manage risk of the Fund. Derivatives are not used speculatively or for the purposes of gearing the Fund. If market movements, investments into or withdrawals from the Fund, or changes in the nature of an investment, result in the Fund being geared through derivatives, this will be addressed by Ausbil as soon as reasonably practicable. Where the Fund uses derivatives, Ausbil aims to manage the Fund so as to keep sufficient liquid assets in the Fund to meet all obligations associated with the derivatives.

The Fund may move outside the ranges set out above, for example where a large application is received, due to market movements or currency hedging. Ausbil will seek to rebalance the Fund within the ranges in a reasonable period of time.

Minimum suggested holding period

5+ years

Standard risk measure

Risk Band: 6

Risk Level: High risk of losing money in any year. Likely to produce higher returns over the long term.

Labour standards, environmental, social and ethical considerations

Ausbil is a signatory to the Principles for Responsible Investment (PRI). PRI signatories are committed to the principles of responsible investing including considering environmental, social (including labour standards) and corporate governance (ESG) factors in their investment decision-making and ownership practices. Ausbil does not have a predetermined view on these factors, but it includes an assessment of these ESG factors in its investment process. Ausbil considers these factors in its investment decisions, to the extent we believe they are relevant to the financial performance of the investment.

Changes to Fund details

The Responsible Entity has the right to close or terminate the Fund and change the Fund's investment return objective (including benchmark), asset classes and asset allocation ranges without prior notice in some cases. The Responsible Entity will inform unitholders of any material change to the Fund's details in their next regular communication or as otherwise required by law.

You should also read the important information in the Additional Information Guide about 'How we invest your money' before making a decision. Go to section 1 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'How we invest your money' may change between the time when you read this PDS and the day when you acquire units.

6. Fees and costs

Did you know?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns. For example, total annual fees and costs of 2% of your account balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from \$100,000 to \$80,000). You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower fees. Ask the fund or your financial adviser.

To find out more

If you would like to find out more, or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC)** Moneysmart website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

The information in the Fees and Costs Summary can be used to compare costs between different simple managed investment schemes. These fees and costs can be paid directly from your account or deducted from your investment

returns. Taxes are set out in another part of this document. You should read all the information about fees and costs because it is important to understand their impact on your investment.

Fees and costs summary

Ausbil Balanced Fund		
Type of fee or cost ¹	Amount	How and when paid
Ongoing annual fees and costs		
Management fees and costs		
The fees and costs for managing your investment	0.94% pa of the NAV of the Fund ^{2,3}	Management fees and costs, except indirect costs, are calculated and accrued daily and paid monthly in arrears out of the assets of the Fund, generally around 15 business days after the end of the month. Indirect costs are accrued in the unit price of the interposed vehicle and are effectively calculated, accrued and paid by the Fund daily.
Performance fees		
Amounts deducted from your investment in relation to the performance of the product	Nil	Not applicable
Transaction costs		
The costs incurred by the scheme when buying or selling assets	0.21% pa of the NAV of the Fund ⁴	Transaction costs generally arise as a result of applications & redemptions and when the value of the assets of the Fund are affected by the day-to-day trading of the Fund and are deducted from the assets of the Fund as and when incurred.
Member activity related fees and costs (fees for services or when your money moves in or out of the scheme)		
Establishment fee		
The fee to open your investment	Nil	Not applicable
Contribution fee		
The fee on each amount contributed to your investment	Nil	Not applicable
Buy-sell spread		
An amount deducted from your investment representing costs incurred in transactions by the scheme	0.15% of the application amount 0.15% of the withdrawal amount	The buy-sell spread represents estimated transaction costs and is deducted from the application amount received from, or the withdrawal amount to be paid to, applicants and withdrawing unitholders respectively at the time of the relevant application or withdrawal.
Withdrawal fee		
The fee on each amount you take out of your investment	Nil	Not applicable
Exit fee		
The fee to close your investment	Nil	Not applicable
Switching fee		
The fee for changing investment options	Nil	Not applicable

1. Unless otherwise stated, all fees and costs are quoted inclusive of any GST and net of any input tax credits (ITCs) or reduced input tax credits (RITCs) that are expected to be available to the Fund. Where RITCs are available, the prescribed rate is currently 55% or 75%, depending on the nature of the fee or cost incurred.

2. For certain wholesale clients (as defined in the Corporations Act), Ausbil may, at its discretion and in accordance with ASIC policy and the Corporations Act, negotiate, rebate or waive all or part of Ausbil's fees.

3. The management fees and costs shown are based on the fees which currently apply and on the costs for the financial year ending 30 June 2023 and are in practice calculated on the gross asset value of the Fund. The amount shown includes 0.04% in relation to indirect costs. Please refer to the Additional Information Guide for detailed information on the components and amounts of the management fees and costs.

4. The transaction costs shown are an estimate of the typical transaction costs, are based on the transaction costs for the financial year ending 30 June 2023 and are shown net of any recovery received by the Fund from the buy-sell spread charged to transacting unitholders.

Example of annual fees and costs for the Fund

This table gives an example of how the ongoing annual fees and costs for the Fund can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

EXAMPLE - AUSBIL BALANCED FUND		BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING THE YEAR ¹
Contribution Fees	Nil	For every additional \$5,000 you put in you will be charged \$0.
PLUS Management fees and costs	0.94% pa	And , for every \$50,000 you have in the Fund, you will be charged or have deducted from your investment \$470 each year.
PLUS Performance fees	Nil	And , you will be charged or have deducted from your investment \$0 in performance fees each year.
PLUS Transaction costs ²	0.21% pa	And , you will be charged or have deducted from your investment \$105 in transaction costs.
EQUALS Cost of Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees and costs of \$575 ^{1,3} What it costs you will depend on the investment option you choose and the fees you negotiate.

1. Assumes that the \$5,000 contribution is made at the end of the year and that the value of the investment is constant. This example is therefore calculated using the \$50,000 balance only. Please note that this is just an example. In practice, actual investment balances will vary daily and the actual fees and costs charged are based on the value of the Fund, which also fluctuates daily.
2. The transaction costs shown are an estimate of the typical transaction costs, are based on the transaction costs for the financial year ending 30 June 2023 and are net of any recovery received by the Fund from the buy-sell spread charged to transacting unitholders.
3. Additional fees may apply. A buy-sell spread may apply to investments into and withdrawals from the Fund, which is not taken into account in this example.

Additional explanation of fees and costs

ASIC provides a calculator, available at moneysmart.gov.au, which can be used to calculate the effect of fees and costs on account balances.

Additional fees may apply, including any additional fees incurred by you if you consult a financial adviser. You should refer to your Statement of Advice which details any fees that may be payable for their advice.

Fees and other cost increases

Ausbil has the right to increase the fees without your consent (up to any maximum that is allowed under the Fund's Constitution). If we increase the fees, you will be given at least 30 days prior written notice, or any longer notice period specified in the Constitution. Please refer to 'Maximum fees' in section '8. Fees and other costs' of the Additional Information Guide for more information.

You should also read the important information in the Additional Information Guide about 'Fees and other costs' before making a decision. Go to section 8 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'Fees and other costs' may change between the time when you read this PDS and the day when you acquire units.

7. How managed investment schemes are taxed

WARNING: Investing in a registered managed investment scheme is likely to have tax consequences and you are strongly advised to obtain your own professional tax advice regarding your position, as tax laws are complex and subject to change, and unitholders' individual circumstances vary.

The Fund generally distributes or allocates all of its income each year so that the Fund itself is not subject to tax. As a unitholder you will be assessed for tax on your share of the taxable income generated by the Fund, including any net realised capital gains. The Fund does not pay tax on behalf of Australian unitholders.

Withdrawing units in the Fund may result in a taxable gain or loss.

On your application form you may provide the Responsible Entity with your Tax File Number (TFN), TFN exemption or an Australian Business Number (ABN). It is not compulsory for you to quote a TFN, TFN exemption or ABN, but if you do not then the Responsible Entity is required to deduct tax from any income distribution payable to you at the maximum personal tax rate plus Medicare levy and any other applicable Government charges. The Responsible Entity is permitted to collect TFNs under relevant tax law.

You should also read the important information in the Additional Information Guide about 'Taxation considerations' before making a decision. Go to section 9 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'Taxation considerations' may change between the time when you read this PDS and the day when you acquire units.

8. How to apply

Initial investment

1. Read this PDS, the Additional Information Guide and the Target Market Determination for the Fund.
2. Complete the application form(s).
3. Make payment of monies. Payment details are provided on the application form.
4. Submit the application form(s). Please follow the instructions provided on the application form(s).
5. Upon receipt of confirmation of your initial investment in the Fund you can then start to make additional investments into the Fund.

The PDS, Additional Information Guide, Target Market Determination, and applicable forms are available at www.ausbil.com.au or by calling Ausbil on 1800 287 245 (toll free).

Please note: To address money laundering and terrorism risks, verification of each unitholder's identity is a prerequisite for all new unitholders. If the Responsible Entity does not receive all valid documents with your relevant application form or the Responsible Entity is unable to verify your identity at any time, the Responsible Entity may not be able to process your application for an investment or may not process any future withdrawal requests.

If you are an Indirect Investor investing via an IDPS you must complete the documentation which your IDPS operator requires.

Under the Constitution, the Responsible Entity can accept or reject investments into the Fund at any time and is not required to give any reason or grounds for such a refusal.

Additional investments

If you want to make an additional investment in the Fund, please complete an Additional Investment Form that is available at www.ausbil.com.au or by calling Ausbil on 1800 287 245 (toll free). Your instruction should either be emailed or mailed to the Administrator. Please follow the instructions on the Additional Investment Form. The written instruction must be signed by you as the unitholder (or the authorised signatories) and should specify your name, account number, Fund name and the amount to be invested.

Cooling-off

If you are a retail investor (as defined in the Corporations Act), who invests directly in the Fund, you are entitled to a 14 day cooling-off period during which you may change your mind about your investment. During that time, you may exercise your cooling-off rights by requesting your money be returned.

The cooling-off period begins when your transaction confirmation is received by you or, if earlier, 5 Business Days after your units are issued. The Responsible Entity is allowed to (and generally does) make adjustments for market movements up or down, as well as any tax and reasonable transaction and administration costs. This may result in you receiving back less than you originally invested.

You may have capital gain/loss tax implications if you happen to receive more or less back than you originally invested.

If you wish to cancel your investment during the cooling-off period, you need to inform the Responsible Entity in writing of your intention to exercise this right before the end of the cooling-off period (and before exercising any rights or powers you have in respect of your investment in the Fund).

You should also read the important information in the Additional Information Guide about 'How to apply' before making a decision. Go to section 11 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'How to apply' may change between the time when you read this PDS and the day when you acquire units.

Keeping you informed

As a unitholder in the Fund you will receive:

- A distribution statement; and
- An annual tax statement containing a summary of your distributions for the financial year to assist you in completing your tax return.

Complaints

If you are a direct investor and have notified the Responsible Entity of a complaint in writing and you are not satisfied with how the complaint has been handled, you can refer your complaint to the Australian Financial Complaints Authority (AFCA).

The Responsible Entity is a member of AFCA (member number 10182) which is an external dispute complaints resolution scheme approved by ASIC.

Mail: Australian Financial Complaints Authority
GPO Box 3
Melbourne VIC 3001

Phone: 1800 931 678
Email: info@afca.org.au
Website: www.afca.org.au

AFCA's services are generally only available to 'retail clients' (as defined in the Corporations Act). Indirect Investors may contact their IDPS operator if they wish to make a complaint or if they are unsatisfied with how a complaint has been handled. However, Ausbil's complaints process is also available to indirect investors.

Indirect Investors should also read the important information in the Additional Information Guide about 'Indirect Investors' before making a decision. Go to section 10 of the Additional Information Guide available at www.ausbil.com.au.

The material relating to 'Indirect Investors' may change between the time when you read this PDS and the day when you acquire units.